

**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA**

In re: Jinnie Jinhuei Chang Chao

Case No. 15-31519

**CHAPTER 11
MONTHLY OPERATING REPORT
(SMALL REAL ESTATE/INDIVIDUAL CASE)**

SUMMARY OF FINANCIAL STATUS

MONTH ENDED: 04/30/21

PETITION DATE: 12/04/15

1. Debtor in possession (or trustee) hereby submits this Monthly Operating Report on the Accrual Basis of accounting (or if checked here the Office of the U.S. Trustee or the Court has approved the Cash Basis of Accounting for the Debtor).
Dollars reported in \$1

	End of Current Month	End of Prior Month	As of Petition Filing
2. Asset and Liability Structure			
a. Current Assets	\$37,130	\$36,846	
b. Total Assets	\$4,018,051	\$4,018	\$4,008,240
c. Current Liabilities	\$0	\$0	
d. Total Liabilities	\$2,720,229	\$2,720,229	\$2,720,229
			Cumulative (Case to Date)
3. Statement of Cash Receipts & Disbursements for Month	Current Month	Prior Month	
a. Total Receipts	\$10,679	\$12,210	\$ 1,236,140.93
b. Total Disbursements	\$10,395	\$8,863	\$1,200,613
c. Excess (Deficiency) of Receipts Over Disbursements (a - b)	\$284	\$3,347	\$ 35,528.13
d. Cash Balance Beginning of Month	\$18,739	\$15,392	\$9,212
e. Cash Balance End of Month (c + d)	\$19,023	\$18,739	\$ 44,740.13
			Cumulative (Case to Date)
4. Profit/(Loss) from the Statement of Operations	N/A	N/A	N/A
5. Account Receivables (Pre and Post Petition)	\$0	N/A	
6. Post-Petition Liabilities	\$0	N/A	
7. Past Due Post-Petition Account Payables (over 30 days)	\$0	N/A	

At the end of this reporting month:

- | | <u>Yes</u> | <u>No</u> |
|--|------------|-----------|
| 8. Have any payments been made on pre-petition debt, other than payments in the normal course to secured creditors or lessors? (if yes, attach listing including date of payment, amount of payment and name of payee) | | X |
| 9. Have any payments been made to professionals? (if yes, attach listing including date of payment, amount of payment and name of payee) | | X |
| 10. If the answer is yes to 8 or 9, were all such payments approved by the court? | | X |
| 11. Have any payments been made to officers, insiders, shareholders, relatives? (if yes, attach listing including date of payment, amount and reason for payment, and name of payee) | | X |
| 12. Is the estate insured for replacement cost of assets and for general liability? | X | |
| 13. Are a plan and disclosure statement on file? | | X |
| 14. Was there any post-petition borrowing during this reporting period? | | X |
| 15. Check if paid: Post-petition taxes <u> </u> ; U.S. Trustee Quarterly Fees <u>X</u> ; Check if filing is current for: Post-petition tax reporting and tax returns: <u> </u> .
(Attach explanation, if post-petition taxes or U.S. Trustee Quarterly Fees are not paid current or if post-petition tax reporting and tax return filings are not current.) | | |

I declare under penalty of perjury I have reviewed the above summary and attached financial statements, and after making reasonable inquiry believe these documents are correct.

Date: 5/24/21


Responsible Individual

Revised 1/1/98

BALANCE SHEET
(Small Real Estate/Individual Case)
For the Month Ended 04/30/21

Assets	Check if Exemption Claimed on Schedule C	Market Value
Current Assets		
1 Cash and cash equivalents (including bank accts., CDs, etc.)		\$19,023
2 Accounts receivable (net)		
3 Retainer(s) paid to professionals		\$18,107
4 Other: _____		
5 _____		
6 Total Current Assets		\$37,130
Long Term Assets (Market Value)		
7 Real Property (residential)		
8 Real property (rental or commercial)		\$3,557,000
9 Furniture, Fixtures, and Equipment		
10 Vehicles		\$10,141
11 Partnership interests		
12 Interest in corporations		
13 Stocks and bonds		
14 Interests in IRA, Keogh, other retirement plans		
15 Other: _____		\$413,780
16 _____		
17 Total Long Term Assets		\$3,980,921
18 Total Assets		\$4,018,051
Liabilities		
Post-Petition Liabilities		
Current Liabilities		
19 Post-petition not delinquent (under 30 days)		
20 Post-petition delinquent other than taxes (over 30 days)		
21 Post-petition delinquent taxes		
22 Accrued professional fees		
23 Other: _____		
24 _____		
25 Total Current Liabilities		
26 Long-Term Post Petition Debt		
27 Total Post-Petition Liabilities		\$0
Pre-Petition Liabilities (allowed amount)		
28 Secured claims (residence)		\$ 2,654,580.00
29 Secured claims (other)		
30 Priority unsecured claims		
31 General unsecured claims		\$65,649
32 Total Pre-Petition Liabilities		\$ 2,720,229.00
33 Total Liabilities		\$ 2,720,229.00
Equity (Deficit)		
34 Total Equity (Deficit)		\$1,297,822
35 Total Liabilities and Equity (Deficit)		\$4,018,051

NOTE:

Indicate the method used to estimate the market value of assets (e.g., appraisals; familiarity with comparable market prices, etc.) and the date the value was determined.

SCHEDULES TO THE BALANCE SHEET							
Schedule A Rental Income Information							
<u>List the Rental Information Requested Below By Properties (For Rental Properties Only)</u>							
		<u>Property 1</u>	<u>Property 2</u>	<u>Property 3</u>	<u>Property 4</u>	<u>Property 5</u>	
1	Description of Property	4195 #30 Pilarcito Ct	4209 #701 Braxton Ct	4217 #8108 Penobscot LN	4225 Pinehurst NC-305 St Andrews	4187 Pinhurst NC-9MP	
2	Scheduled Gross Rents	\$0	\$2,809	\$4,117	\$1,291	\$1,084	
	Less:						
3	Vacancy Factor	\$0	\$0	\$0	\$0	\$0	
4	Free Rent Incentives	\$0	\$0	\$0	\$0	\$0	
5	Other Adjustments	\$0	\$0	\$0	\$0	\$0	
6	Total Deductions	\$0	\$0	\$0	\$0	\$0	
7	Scheduled Net Rents	\$0	\$2,809	\$4,117	\$1,291	\$1,084	
8	Less: Rents Receivable (2)						
9	Scheduled Net Rents Collected (2)	\$0	\$2,809	\$4,117	\$1,291	\$1,084	
	(2) To be completed by cash basis reporters only.						
		<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>	<u>Account 4</u>	<u>Account 5</u>	<u>Account 6</u>
10	Bank	City National Bank	City National Bank	City National Bank	City National Bank	City National Bank	City National Bank
		4195	4209	4217	4225	4187	4233
11	Account No.						
12	Account Purpose						
13	Balance, End of Month	\$13	\$3,203	\$3,427	\$1,531	\$2,240	\$8,610
14	Total Funds on Hand for all Accounts	\$19,022					
Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Operating Report.							

STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

Increase/(Decrease) in Cash and Cash Equivalents

For the Month Ended 04/30/21

		Actual Current Month	Cumulative (Case to Date)
Cash Receipts			
1	Rent/Leases Collected 701 Braxton	\$ 2,659.20	\$0
2	Rent/Leases Collected 8108 Penobscot	\$ 4,291.80	
3	Rent/Leases Collected 305 St Andrews	\$ 1,386.59	
4	Rent/Leases Collected 9 Maverick Place	\$ 832.10	
5	Rent/Leases Collected		
6	Rent/Leases Collected		
7	Rent/Leases Collected		
8	Cash Received from Income	\$ 1,509.00	\$0
9	Escrow Refund		\$0
10	Borrowings		\$0
11	Funds from Shareholders, Partners, or Other Insiders		\$0
12	Personal income(Petty Cash)	\$0	\$0
13			
14	Total Cash Receipts	\$ 10,678.69	\$ 1,236,140.93
Cash Disbursements			
15	Selling		\$0
16	Administrative		\$0
17	Capital Expenditures		\$0
18	Principal Payments on Debt		\$0
19	Interest Paid		\$0
	Rent/Lease:		
20	Personal Property		\$0
21	Real Property		\$0
	Amount Paid to Owner(s)/Officer(s)		
22	Salaries		\$0
23	Draws		\$0
24	Commissions/Royalties		\$0
25	Expense Reimbursements		\$0
26	Other		\$0
27	Salaries/Commissions (less employee withholding)		\$0
28	Management Fees		\$0
	Taxes:		\$0
29	Employee Withholding		\$0
30	Employer Payroll Taxes		\$0
31	Real Property Taxes		\$0
32	Other Taxes		\$0
33	Personal Expenses:	\$181	\$0
34	Mortgage Payments 701 Braxton	\$2,643	\$0
35	Mortgage Payments 8108 Penobscot	\$4,190	\$0
36	Mortgage Payments 305 St Andrews	\$2,522	\$0
37	Mortgage Payments 9 Maverick Place	\$859	\$0
	Repair Expenses on 305 St. Andrews Property		
38			\$0
39	Total Cash Disbursements:	\$10,395	\$1,200,613
39	Net Increase (Decrease) in Cash	\$ 283.89	\$ 35,528.13
40	Cash Balance, Beginning of Period	\$18,739	\$9,212
41	Cash Balance, End of Period	\$ 19,022.71	\$ 44,740.13

Bank Registry Year 2021

9 Maverick Place

City National Bank # [REDACTED] 4187

#	Date	Payor/Payee	Trans Description	Deposit	Withdrawal	Balance
	1/1/2021	Beginning Balance				866.61
	1/7	Rental Income	Rent - 1/2021	987.45		
	1/31	Month End Balance	1/2021			1854.06
	2/5	Rental Income	Rent - 2/2021	1083.75		
	2/9	Flagstar Bank	Mortgage - 2/2021		896.14	
	2/28	Month End Balance	2/2021			2041.67
	3/5	Rental Income	Rent - 3/2021	1083.75		
	3/16	Flagstar Bank	Mortgage- 3/2021		858.94	
	3/31	Month End Balance	3/2021			2266.48
	4/6	Rental Income	Rent - 4/2021	832.10		
	4/14	Flagstar Bank	Mortgage		858.94	
	4/30	Month End Balance	4/2021			2239.64

This statement: April 30, 2021
Last statement: March 31, 2021

Contact us:
800 773-7100

Burlingame Banking Office
1450 Chapin Avenue Ste. 100
Burlingame, CA 94010

cnb.com

431
JINNIE JINHUEI CHANG CHAO
DIP CASE NO. 15-31519
30 PILARCITOS CT
HILLSBOROUGH CA 94010

0830K

Checking Account

Account Summary

Account number	[REDACTED] 4187
Minimum balance	\$2,239.64
Average balance	\$2,473.16
Avg. collected balance	\$2,473.00

Account Activity

Beginning balance (3/31/2021)		\$2,266.48
Credits	Deposits (0)	+ 0.00
	Electronic cr (1)	+ 832.10
	Other credits (0)	+ 0.00
	Total credits	--\$832.10
Debits	Checks paid (0)	- 0.00
	Electronic db (1)	- 858.94
	Other debits (0)	- 0.00
	Total debits	- \$858.94
Ending balance (4/30/2021)		\$2,239.64

ELECTRONIC CREDITS

Date	Description	Credits
4-6	Preauthorized Credit VILLAGE OF PINEH VILLAGEOFF PPD JINNIE CHAO	832.10

ELECTRONIC DEBITS

Date	Description	Debits
4-14	Preauthorized Debit FLAGSTAR BANK PAYMENT WEB CHAO, JINNIE	858.94

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
3-31	2,266.48	4-6	3,098.58	4-14	2,239.64

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with Burlingame Banking Office

Bank Registry Year 2021

City National Bank # [REDACTED] 4225- 305 St Andrews, Pinehurst, NC

Check #	Date	Payor/Payee	Transaction Description	Deposit	Withdrawal	Balance
	1/1/2020	Beginning Balance				2033.20
	1/7	Rental Income	Rent-1/2021	1401.25		
	1/14	Flagstar Bank	Mortgage 1/2021		1059.07	
	1/31	Month End Balance	1/2021			2375.38
	2/5	Rental Income	Rent-2/2021	1000.00		
	2/9	Flagstar Bank	Mortgage -2/2021		1028.22	
	2/28/21	Month End Balance	2/2021			2347.76
	3/5	Rental Income	Rent-3/2021	1290.58		
	3/16	Flagstar Bank	Mortgage - 3/2021		973.08	
	3/31	Month End Balance	Balance -3/2021			2,665.26
	4/6	Rental Income	Rent - 4/2021	1386.59		
179	4/2	Pinehurst country Club	HOA		1548.12	
	4/14	Flagstar Bank	Mortgage - 4/2021		973.08	
	430	Month End Balance	Balance - 4/2021			1530.65

Account #: 4225

This statement: April 30, 2021
Last statement: March 31, 2021

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DIP CASE NO. 15-31519
30 PILARCITOS CT
HILLSBOROUGH CA 94010

0830K

Checking Account

Account Summary

Account number	4225
Minimum balance	\$1,117.14
Average balance	\$1,772.82
Avg. collected balance	\$1,772.00

Account Activity

Beginning balance (3/31/2021)		\$2,665.26
Credits		
Deposits (0)	+ 0.00	
Electronic cr (1)	+ 1,386.59	
Other credits (0)	+ 0.00	
Total credits		+ \$1,386.59
Debits		
Checks paid (1)	- 1,548.12	
Electronic db (1)	- 973.08	
Other debits (0)	- 0.00	
Total debits		- \$2,521.20
Ending balance (4/30/2021)		\$1,530.65

ELECTRONIC CREDITS

Date	Description	Credits
4-6	Preauthorized Credit VILLAGE OF PINEH VILLAGEOFF PPD JINNIE CHAO	1,386.59

CHECKS PAID

Number	Date	Amount	Number	Date	Amount	Number	Date	Amount
179	4-2	1,548.12						

ELECTRONIC DEBITS

Date	Description	Debits
4-14	Preauthorized Debit FLAGSTAR BANK PAYMENT WEB CHAO, JINNIE	973.08

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
3-31	2,665.26	4-2	1,117.14	4-6	2,503.73
				4-14	1,530.65

Bank Registry Year 2021

City National Bank # [REDACTED] 4209 - 701 Braxton, McKinney, TX

	Date	Payor/Payee	Trans. Description	Deposit	Withdrawal	Balance
	1/1/2021	Beginning Balance	Balance – 12/2020			203.30
	1 / 6	Rental Income	Rent – 1/2021	2202.40		
	1/14	Flagstar Bank	Mortgage-1/2021		2708.64	
	1/15	Transfer from	From #4233			
	1/31	End of Month	Balance 1/2021			210.06
	2/9	Rental Income	Rent 2/2021	2809.20		
	2/28	End of Month	Balance 2/2021			3019.26
	3/8	Rental Income	Rent – 3/2021	2576.00		
	3/9	Rental Income	Rent - 3/2021	233.20		
	3/16	Flagstar Bank	Mortgage – 3/2021		2642.40	
	3/30	Month End Balance	Balance – 3/2021			3186.06
	4/8	Rental Income	Rent- 4/2021	83.20		
	4/9	Rental Income	Rent – 4/2021	2576.00		
	4/14	Flagstar Bank	Mortgage – 4/2021		2642.40	
	4/30	Month End Balance	Balance – 4/2021			3202.86



This statement: April 30, 2021
Last statement: March 31, 2021

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431
JINNIE JINHUEI CHANG CHAO
DIP CASE NO. 15-31519
30 PILARCITOS CT
HILLSBOROUGH CA 94010

0830K

Checking Account

Account Summary

Account number	4209
Minimum balance	\$3,186.06
Average balance	\$3,641.55
Avg. collected balance	\$3,641.00

Account Activity

Beginning balance (3/31/2021)		\$3,186.06
Credits		
Deposits (0)	+ 0.00	
Electronic cr (2)	+ 2,659.20	
Other credits (0)	+ 0.00	
Total credits		+ \$2,659.20
Debits		
Checks paid (0)	- 0.00	
Electronic db (1)	- 2,642.40	
Other debits (0)	- 0.00	
Total debits		- \$2,642.40
Ending balance (4/30/2021)		\$3,202.86

ELECTRONIC CREDITS

Date	Description	Credits
4-8	Preauthorized Credit HOMERIVER GROUP WEB PMTS PPD JINNIE JINHUEI SQGFW1	83.20
4-9	Preauthorized Credit HOMERIVER GROUP WEB PMTS PPD JINNIE JINHUEI XBBGW1	2,576.00

ELECTRONIC DEBITS

Date	Description	Debits
4-14	Preauthorized Debit FLAGSTAR BANK PAYMENT WEB CHAO, JINNIE	2,642.40

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
3-31	3,186.06	4-8	3,269.26	4-14	5,845.26
					3,202.86

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$37.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with Burlingame Banking Office

Bank Registry Year **2021**

City National Bank # [REDACTED] 4217 8108 Penobscot, McKinney, TX

[illegible]



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Last statement: March 31, 2021

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Burlingame, CA 94010

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431
JINNIE JINHUEI CHANG CHAO
DIP CASE NO. 15-31519
30 PILARCITOS CT
HILLSBOROUGH CA 94010

0830K

Checking Account

Account Summary

Account number	4217
Minimum balance	\$3,252.04
Average balance	\$3,991.75
Avg. collected balance	\$3,991.00

Account Activity

Beginning balance (3/31/2021)		\$3,325.36
Credits		
Deposits (0)	+ 0.00	
Electronic cr (3)	+ 4,291.80	
Other credits (0)	+ 0.00	
Total credits		+ \$4,291.80
Debits		
Checks paid (0)	- 0.00	
Electronic db (1)	- 4,190.32	
Other debits (0)	- 0.00	
Total debits		- \$4,190.32
Ending balance (4/30/2021)		\$3,426.84

ELECTRONIC CREDITS

Date	Description	Credits
4-8	Preauthorized Credit HOMERIVER GROUP WEB PMTS PPD JINNIE CHAO TSFFW1	303.60
4-9	Preauthorized Credit HOMERIVER GROUP WEB PMTS PPD JINNIE CHAO H7BGW1	3,813.40
4-29	Preauthorized Credit HOMERIVER GROUP WEB PMTS PPD JINNIE CHAO 111QW1	174.80

ELECTRONIC DEBITS

Date	Description	Debits
4-14	Preauthorized Debit SELECT PORTFOLIO SPS WEB JINNIE CHAO	4,190.32

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount	Amount
3-31	3,325.36	4-9	7,442.36	4-29	3,426.84	
4-8	3,628.96	4-14	3,252.04			

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with Burlingame Banking Office

Bank Registry Year 2021 City National Bank # [REDACTED] 4195 – 30 Pilarcitos Ct. Hillsborough, CA

Check #	Date	Payor/Payee	Transaction Description	Deposit	Withdrawal	Balance
	1/1/2021	Beginning Balance	Balance – 12/2020			14.52
	1/31	End of Month	Balance 1/2021			14.52
	2/28	End of Month	Balance 2/2021			14.52
	3/31	Month End Balance	Balance – 3/2021			14.52
	4/30	Month End Balance	Balance – 4/2021			14.52

Account #: 4195

This statement: April 30, 2021
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0830K

Checking Account

Account Summary		Account Activity	
Account number	4195	Beginning balance (3/31/2021)	\$14.52
Minimum balance	\$14.52		
Average balance	\$14.52	Credits	+ \$0.00
Avg. collected balance	\$14.00	Debits	- \$0.00
		Ending balance (4/30/2021)	\$14.52

** No activity this statement period **

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with Burlingame Banking Office

MOR - Bank Registry Year 2021 City National Bank # **4233** – Jinnie Chao - personal account

Che ck #	Date	Payor/Payee	Transaction Description	Deposit	Withdra wal	Balance
	1/1/21	Beginning Balance	Balance – 2020			4982.94
	1/20	SS Income	SSA-1/2021	1509.00		
	1/19	Reimbursement- Title	Cleaning	397.99		
	1/10	In Home Care after hospital Stay	Justin		2000.00	
	1/5	US Trustee	Q4-2020		625.00	
	1/19	Capital One	Supplies		43.73	
	1/15	Transfer to 4209	Shortage of fund			
	1/31	Month End Balance	Balance 1/2021			3671.20
	2/17	SS Income	SSA – 2/2021	1509.00		
257	2/10	Town of Hillsborough	Water bill		239.06	
259	2/9	LA County Tax Collector	Property Tax		242.12	
	2/5	United Health Care	Insurance		59.00	
	2/16	Bank of America	Supplies		69.94	
	2/28	Month End Balance	Balance 2/2021			4570.08
	3/17	SSA Income	SSA – 3/2021	1509.00		
	3/24	IRS	PPD	1400.00		
	3/5	United Health Care	Insurance		59.00	
	3/15	BofA	Dental Care installment		61.99	
	3/15	BofA	Dental Care Installment		76.98	
	3/31	Month End Balance	Balance – 3/2021			7281.11
	4/21	SSA	SSA – 4/2021	1509.00		
	4/5	United Health Care	Insurance		59.00	
	4/20	Capital One	Supplies		121.54	
	4/30	Month End Balance	Balance – 4/2021			8609.57

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DIP CASE NO. 15-31519
30 PILARCITOS CT
HILLSBOROUGH CA 94010

0830K

Checking Account

Account Summary

Account number	34233
Minimum balance	\$7,100.57
Average balance	\$7,688.41
Avg. collected balance	\$7,688.00

Account Activity

Beginning balance (3/31/2021)		\$7,281.11
Credits	Deposits (0)	+ 0.00
	Electronic cr (1)	+ 1,509.00
	Other credits (0)	+ 0.00
	Total credits	+ \$1,509.00
Debits	Checks paid (0)	- 0.00
	Electronic db (2)	- 180.54
	Other debits (0)	- 0.00
	Total debits	- \$180.54
Ending balance (4/30/2021)		\$8,609.57

ELECTRONIC CREDITS

Date	Description	Credits
4-21	Preauthorized Credit SSA TREAS 310 XXSOC SEC PPD JINNIE CHANG	1,509.00

ELECTRONIC DEBITS

Date	Description	Debits
4-5	Preauthorized Debit UNITEDHCMEDICARE MEDINSPYMT WEB CHANG CHAO	59.00
4-20	Preauthorized Debit CAPITAL ONE ONLINE PMT WEB JONATHAN J CHA 3FQP6AD029SGVP1	121.54

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
3-31	7,281.11	4-5	7,222.11	4-20	7,100.57
				4-21	8,609.57

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with Burlingame Banking Office